

Rezoning Petition No. 2021-045

Madison Capital Group, LLC, Petitioner

Community Meeting

April 29, 2021

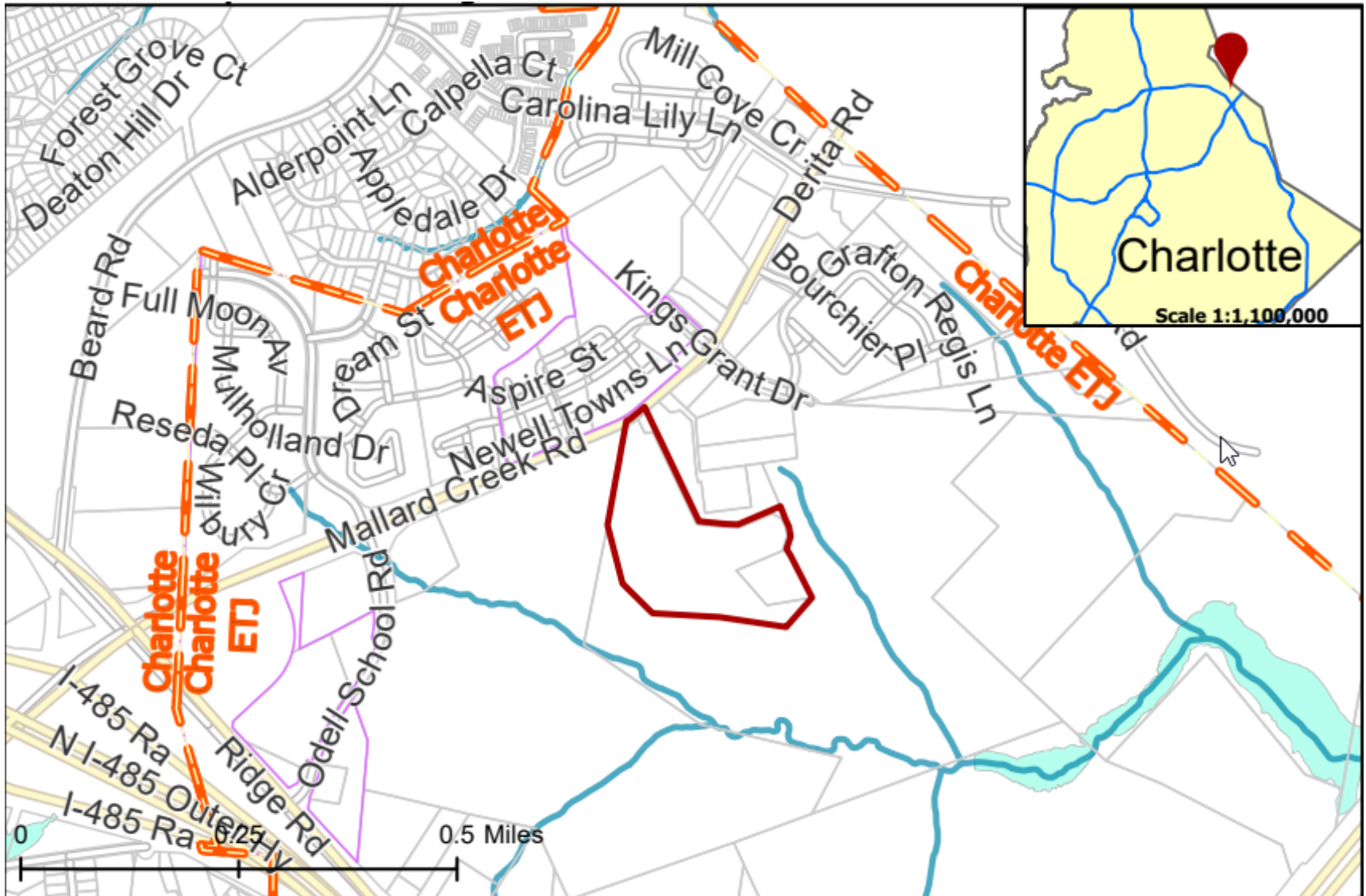
Rezoning Team

- Joe Teague, Madison Capital Group, LLC
- Ray Smith, Madison Capital Group, LLC
- Jeff Orsborn, Orsborn Engineering Group
- Lin Leslie, Orsborn Engineering Group
- John Carmichael, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Monday, June 21, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, July 6, 2021 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, July 19, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center

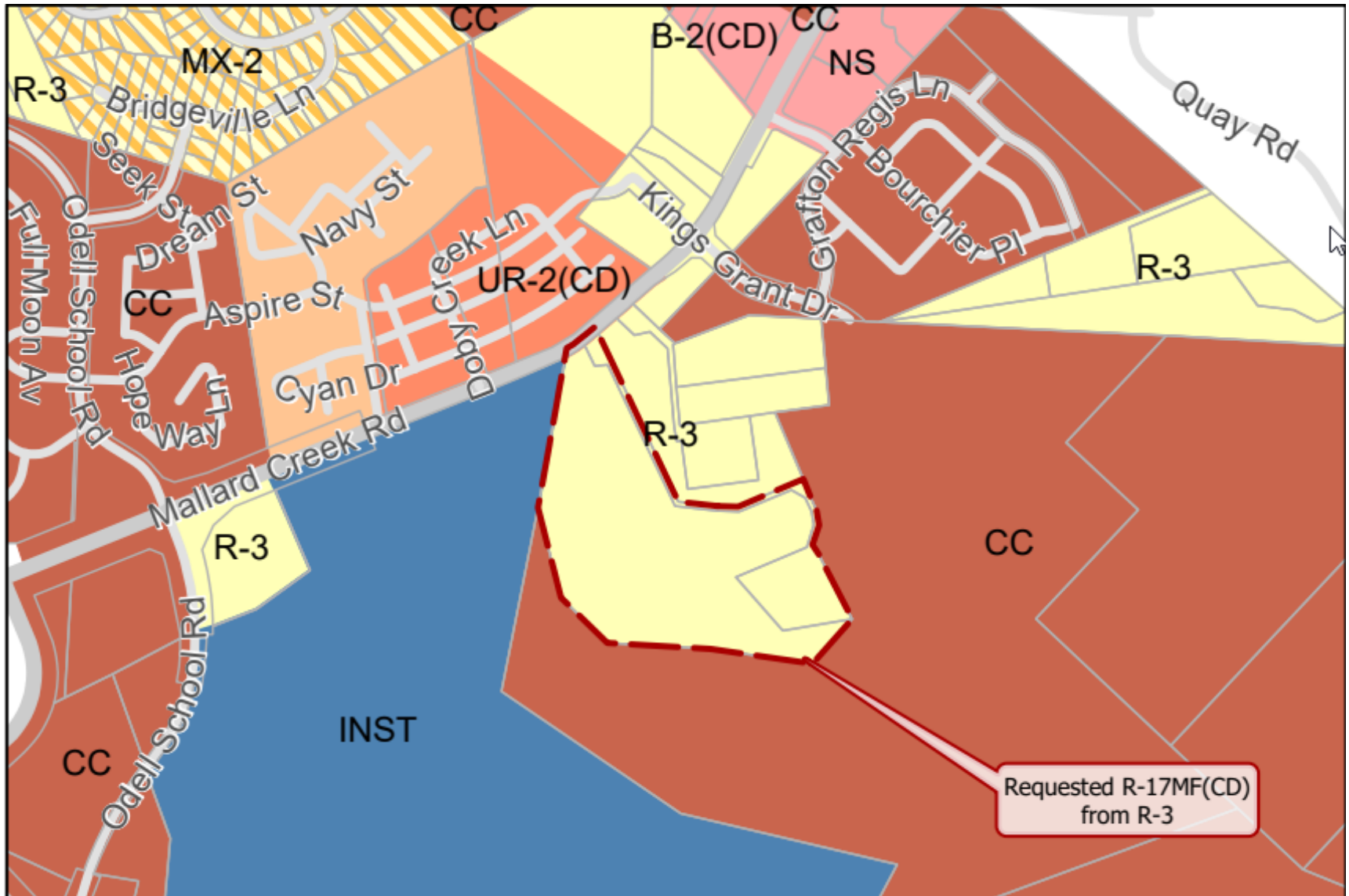
Site – 19 Acres



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Current Zoning of the Site and Surrounding Parcels



Rezoning Request

Requesting that the site be rezoned from the R-3 zoning district to the R-17 MF (Multi-Family) (CD) zoning district to accommodate the development of a multi-family residential community on the site that would contain a maximum of 285 multi-family dwelling units

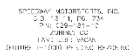
MADISON

CAPITAL GROUP





Rezoning Plan



TAX PARCEL NUMBERS: 0291811R AND 0291811S
ACREAGE: +/- 19 AC
EXISTING ZONING: R-3
PROPOSED ZONING: R-17 MF (CD)
EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: UP TO 285 FOR RENT APARTMENT
DENSITY: 15 DWELLING UNITS PER ACRE (DUA)
PARKING: AS PER ORDINANCE STANDARDS

I. GENERAL PROVISIONS

- A. These development standards are part of the Re zoning Plan associated with the Re zoning Petition filed by Madison Capital Group LLC (the "Petitioner") to accommodate the development of a multi-family residential development (the "Development") located at the intersection of the City of Chicago's Lake Shore Drive, Grant Drive and O'Connell School (the "Site"). The Site is comprised of Tract Parcel Nos. 029-181-18 and 025-185-15.
- B. The development and use of the Site will be governed by the Re zoning Plan, these development standards and the Re zoning Ordinance of the City of Chicago. The Re zoning Plan and the Re zoning Ordinance are the basis of the City of Chicago's development standards establish more stringent standards, the regulations established under the Ordinance for the E-1.7 MF zoning district shall govern the development and use of the Site.
- C. The development and uses depicted on the Re zoning Plan are schematic in nature and are intended to depict the general character of the development and the uses that are permitted in the area. The location, location and sizes of the development and site elements depicted on the Re zoning Plan are graphic representations of the proposed development and its elements, and they may be altered or modified in accordance with the development standards and the Re zoning Ordinance. The Re zoning Plan and the Re zoning Ordinance are the basis of the City of Chicago's development standards, and they may be altered or modified in accordance with the development standards and the Re zoning Ordinance. Alterations and modifications shall be in accordance with Section 6.207 of the Ordinance.
- D. This Re zoning Plan does not limit the number of principal buildings, accessory structures and surface parking areas that may be located on the Site. The number of principal buildings, accessory structures and surface parking areas that may be located on the Site shall be governed by the applicable provisions of the Ordinance.
- E. Principal buildings and accessory structures shall be located within the building envelopes depicted on the

A. The Site may only be devoted to a residential community containing a maximum of 285 multi-family dwelling units and to any incidental and accessory uses relating thereto that are allowed in the R-17 MF zoning district. Incidental and accessory uses may include, without limitation, a leasing and management office and amenities such as a fitness center, clubhouse, swimming pool, dog park, playground and gathering areas.

A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards.

- B. The alignments of the internal public and/or streets, internal vehicular circulation areas and the driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- C. Garages may be provided on the Site, and the parking spaces located within the garages shall be counted towards the total number of parking spaces required to be located on the Site.

A. Buffers shall be established on the Site as required by the Ordinance and as depicted on the Reasoning Plan, and such buffers shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to the Ordinance, Petitioner may reduce the required width of a buffer by 25% by installing a wall, fence or berm that meets the standards of Section 12.302(8) of the Ordinance.

- C. A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontage on Mallard Creek Road as generally depicted on the Rezoning Plan.

A. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

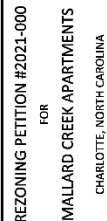
- B. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

A. Future amendments to the Rezoning Plan (which includes these development standards) may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

A. If this Reopening Petition is approved, all conditions applicable to the use and development of the Site imposed upon the site during the development standard and the Reopening Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

B. Throughout these development standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



**MADISON CAPITAL
GROUP**

[illegible]

JOB #	20049
DATE:	02/10/21
SCALE:	1" = 80'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-1



Questions